

**BOARD OF ADJUSTMENT  
CITY OF FORT LAUDERDALE**

**WEDNESDAY, FEBRUARY 14, 2001  
7:30 P. M.**

**CITY HALL  
CITY COMMISSION CHAMBERS, 1<sup>ST</sup> FLOOR  
100 N. ANDREWS AVENUE  
FORT LAUDERDALE, FL**

**A G E N D A**

**1. APPEAL NO. 00-58**

**APPLICANT:**

**LEGAL:**

**ZONED:**

**STREET:**

**ADDRESS:**

**LEONARD and MICHELLE G. BALFOORT**

**"GILL ISLES", Plat Book 44, Page13, of Lot 114**

**RS-8 – Residential Single Family/Low Medium Density**

**1504 Southwest 5<sup>th</sup> Ct.**

**Fort Lauderdale, FL 33312**

**APPEALING: Sec-47-5.31 – Table of Dimensional Requirements:** To permit the conversion of an existing carport into a garage with a 23'-0" front yard, where the code requires a minimum front yard of twenty-five (25) feet.

**2. APPEAL NO. 00-62**

**APPLICANT:**

**LEGAL:**

**ZONED:**

**STREET:**

**ADDRESS:**

**CHAVEZ ACQUISITIONS LIMITED PARTNERSHIP**

**Lots 34, 35, 36, 37, 38, 39 Block 19, "BRYAN SUBDIVISION",  
P.B. 1, Page 18 (D)**

**RAC-WMU – Regional Activity Center – West Mixed Use**

**500 West Broward Boulevard**

**Fort Lauderdale, FL 33301**

**APPEALING: APPEALING: Sec. 47-13.20 C.1.d. –** To permit a 15' setback of a vehicular use area from an image street (Broward Blvd), where the code requires a vehicular use area to have a minimum setback of 20' from an image street (Broward Boulevard). **Sec. 47-21.9 A.2.a. –** To permit a 2' wide perimeter street side landscape area at the northeast corner of the property where the code requires that the depth of the perimeter landscape area have a minimum of 5' along the perimeter of a parcel of land which abuts a street, exclusive of vehicular access points. **Sec. 47-21.9.A.2.b. –** To permit a ½' rear landscape area, where the code requires a minimum 2 ½' landscape area along the perimeter of a parcel of land which does not abut a street. **Sec. 47-21.9 A.3 –** To permit a 710sq. ft interior landscape area where 960sq. ft interior landscape area is required.

**3. APPEAL NO. 01-1**

**APPLICANT:** CYPRESS CREEK PARK AND RIDE ASSOCIATES IP  
**LEGAL:** "CYPRESS CREEK CENTER" Parcel "A", Plat Book 104, Page 13, of the Public Records of Broward County, and a portion of I-95 lying in Section 10, Township 49 South, Range 42 East  
**ZONING:** M3 (Broward County) – General Industrial District  
**STREET:** 6030 North Andrews Avenue  
**ADDRESS:** Fort Lauderdale, FL 33309

**APPEALING:** **Sec. 47-24.12 A.6. :** Seeking a temporary non-conforming use permit to construct a 25,149sq. ft communications facility on property recently annexed into the City of Fort Lauderdale and is currently regulated under Sec.39-1071 of the Broward County Code, where such use is not permitted by Broward County Code under Sec.39-1071.

**4. APPEAL NO. 01-2**

**APPLICANT:** CHRISTOPHER E. ELLIS  
**LEGAL:** "CORAL RIDGE GALT ADDITION", P.B. 27, P. 46, Block 10, Lot 24  
**ZONED:** RS-4.4 – Residential Single Family/Low Density District  
**STREET:** 2412 Fryer Point  
**ADDRESS:** Fort Lauderdale, FL 33305

**APPEALING:** **Sec. 47-5.30 – (Table of Dimensional Requirements):** To permit the conversion of an existing 8'x 20.64' carport into a storage room with a 16.80' front yard setback, where the Code requires a front yard setback of 25'.

**5. APPEAL NO. 01-3**

**APPLICANT:** ARVID ALBANESE  
**LEGAL:** "LAUDERDALE WAREHOUSE AREA", Plat Book 34, Page 24, of Broward County Parcel "A" Lots 1, 2 and 3  
**ZONING:** B-3 – Heavy Commercial/Light Industrial District  
**STREET:** 1201-1215 Flagler Drive  
**ADDRESS:** Fort Lauderdale, FL

**APPEALING:** **Sec. 47-18.27 A.5:** To permit an existing business storage building to convert to a self-storage building with an 18.87', 7.0', and 8.52' setback between the property line abutting the street, where the code requires a minimum 20' landscape yard between the property line abutting the street or streets and the storage structure.

**REPORT and FOR THE GOOD OF THE CITY.**

*The City maintains a Website for the viewing of BOA Agendas and Results at the following e-mail address:*

<http://ci.ftlaud.fl.us/documents/boa/boaagenda.htm>

**GREG BREWTON**  
**ZONING ADMINISTRATOR**

**NOTE:** *If you desire auxiliary services to assist in reviewing or hearing the meetings or reading agendas and minutes for the meetings, please contact the City Clerk at 761-5002 two (2) days prior to the meeting, and arrangements will be made to provide these services for you. A turnkey video system is also available for your use during this meeting.*

**NOTE:** *If any person decides to appeal any decision made with respect to any matter considered at this public meeting or hearing, he/she will need a record of the proceedings, and for such purpose he/she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.*